



LANDMARKS  
ILLINOIS

STONY ISLAND STATE SAVINGS BANK

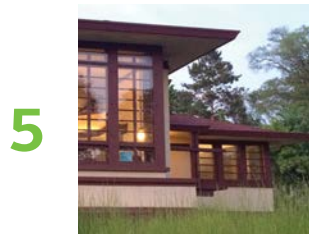
# THE ARCH

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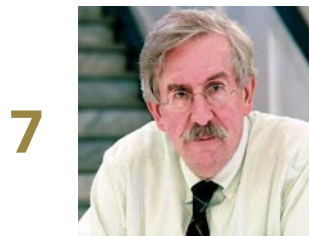




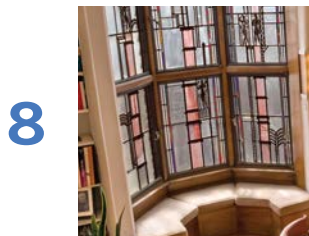
TOWARD 50 –  
LANDMARKS ILLINOIS'  
NEW STRATEGIC PLAN  
PEOPLE SAVING PLACES



STATEWIDE NEWS  
IN THE FIELD



PEOPLE  
MEET GREG KOOS



EVENTS  
PRESERVATION SNAPSHOTS



CONTRIBUTIONS  
THANK YOU



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WELCOME  
MEET OUR NEW BOARD MEMBERS

Since its founding, Landmarks Illinois has been guided by the governing contribution of our volunteer Board of Directors. Board members support the organization in many ways including donating their intellectual, professional and financial capital to help Landmarks Illinois grow. We welcome the following six new board members elected at our June 21 Annual Meeting and look forward to their leadership over the next six years. For more information on Landmarks Illinois' Board of Directors, visit us at [www.Landmarks.org](http://www.Landmarks.org).

row 1: Robert C. Lee, Judi R. Male, Adam Pressman  
row 2: Wes Shepherd, J.J. Smith, Anne-Marie St. Germaine



STATEMENT OF ACTIVITIES

		For the Year Ended June 30, 2016	(In 000's)
		OPERATING REVENUES:	
		Development & Fund Raising	1,054,000
		Advocacy	252,000
		Easement Program	66,000
		Memberships	61,000
		Grants Programs	2,000
		Investment Income	153,000
		Endowments & Donated Services	0
		<b>Total Revenue</b>	<b>1,588,000</b>
		OPERATING EXPENSES	
		Development & Fund Raising	377,000
		Advocacy	476,000
		Easement Program	91,000
		Memberships	82,000
		Grants Programs	60,000
		Management (see note below)	335,000
		<b>Total Operating Expenses</b>	<b>1,421,000</b>
		Net Operating Increase	167,000
		Gain/(Loss) on Investment Portfolio	-136,000
		Change in Net Assets	31,000
		Beginning Net Assets	7,987,000
		<b>Ending Net Assets</b>	<b>8,018,000</b>

Note: Management includes expenses not allocated to programs including a portion of meeting expenses, accounting, information technology and staff expenses.

Front cover: Join us at the Stony Island Arts Bank, 6760 S. Stony Island, Chicago, for the Skyline Social on Saturday, September 10. See page 8 for more information. (credit: Tom Harris (C) Hedrich Blessing, Courtesy of Rebuild Foundation)



TOWARD 50 – LANDMARKS ILLINOIS’ NEW STRATEGIC PLAN

# PEOPLE SAVING PLACES

by **JEAN FOLLET** Chair, Strategic Planning Working Group

Since October we have been busy working on a new Strategic Plan in order to set a course for the next five years as we head towards Landmarks Illinois’ 50th anniversary in 2021. With the help of the Executive Service Corps as facilitator, we kicked off the planning process with a board and staff retreat that yielded long lists of potential goals—communication, advocacy, easements, fundraising—everything came under the microscope of our multi-talented board and staff members.

Then, this spring, we hit the road to engage more of our stakeholders. We want to ensure that Landmarks Illinois is providing the full range of services and tools to inspire preservation statewide.

Over the course of two months Bonnie McDonald, Frank Butterfield, Lisa DiChiera and I held eight meetings around the state, encouraging 160 local preservationists to

Once all of the data from the statewide meetings was crunched it was time to get to work, melding the work of the board and staff with the comments from our stakeholders. What you see in this newsletter is the result of this lengthy and very valuable process to move preservation forward in Illinois.

We’re proud that people across the state contributed almost 700 hours toward our new Strategic Plan. Take a look at the next page to see what we will accomplish in the next five years with your help.

Despite the size of our state and the many different types of communities that can be found here, we have learned that we all have much more in common as preservationists than we have differences. Again and again, we heard the same feedback about what local preservationists need to be



OUR VISION:

*People value places of the past as vital to the future.*

tell us how Landmarks Illinois can help. From our audience of advocates, historic preservation commissioners, Main Street staff, preservation professionals and public officials we heard about successes and challenges. We came away with lengthy lists of the ways people thought we could help them in their work to save the places that matter to their community.

We heard gratitude for all the work that Landmarks Illinois is doing, but we also got a clear picture of how much more there is to be done.

Each of these meetings producing a long list of potential strategies from which participants were asked to narrow their choices down to three top picks per person. People took this task quite seriously and often the conversation went on long after the meeting was officially over.

successful: incentives, education, training, advocacy resources, engagement and inclusiveness strategies, and database and communication tools. While regional differences make our day-to-day work much more interesting, we know that Landmarks Illinois will be helping people everywhere save the places that give their communities meaning and character if we stick to the common areas of need identified in the plan.

I hope that you will join the staff in supporting the initiatives that will help them to achieve these goals—we will all be working together to make our communities better places to live and work. Progress really does start right outside your door.

*opposite page, top to bottom: Landmarks Illinois’ Advocacy Director Lisa DiChiera with Irving House owner Chris Enck and Erika Fabisch, a planner with the Village of Wilmette, during the Irving House move from Wilmette to Evanston to preserve the building. See page 5. (credit: Landmarks Illinois)*

*Metropolitan Community Church (today Metropolitan Apostolic Community Church), Chicago, 2003 Most Endangered Historic Places (credit: Lisa DiChiera)*

*Henry County Courthouse, Cambridge, received a Landmarks Illinois Richard H. Driehaus County Courthouse Initiative grant for repair of the building’s clock and clock tower. (credit: Tom Rossiter)*

*Frank Butterfield, LI’s Springfield Field Office Director, at a site visit to the pre-Civil War era Judge Taylor House in Springfield listed to the 2004 Most Endangered Historic Places.*

*LI members and friends at the 2012 Annual Meeting held at Pleasant Home (arch. George Maher; 1897) in Oak Park. (credit: Diane Alexander White)*

# POSITIONING LANDMARKS ILLINOIS FOR ITS 50TH ANNIVERSARY

GOAL 1



EXPRESS WHY HISTORIC PRESERVATION MATTERS

- » Demonstrate that historic preservation is community placemaking
- » Position historic preservation as community and economic development
- » Develop and share relevant and informative case and data studies and talking points demonstrating preservation’s impact
- » Provide a platform for local preservationists to tell their stories

GOAL 2



ENGAGE AND INSPIRE MORE PEOPLE ACROSS ILLINOIS TO SAVE HISTORIC PLACES

- » Expand and grow relationships with new and existing partners
- » Increase diversity throughout our work
- » Expand regional advisor network
- » Increase proactive advocacy efforts based on statewide decision-making matrix
- » Investigate crowdsourced tools as an engagement and planning strategy

GOAL 3



DELIVER SOLUTIONS THAT SAVE MORE HISTORIC PLACES

- » Expand our toolbox with augmented education, training and financial resources
- » Strategically leverage LI’s resources through key partnerships
- » Reaffirm commitment to Preservation Easement program
- » Establish a Reinvestment Program

GOAL 4



TELL OUR STORY

- » Broaden LI’s public profile as the known preservation organization in Illinois
- » Regularly communicate the ongoing work and impact of LI
- » Ensure that LI has clear and consistent branding and messaging
- » Enhance LI’s digital presence
- » Engage more regularly with the news media to increase our coverage

GOAL 5



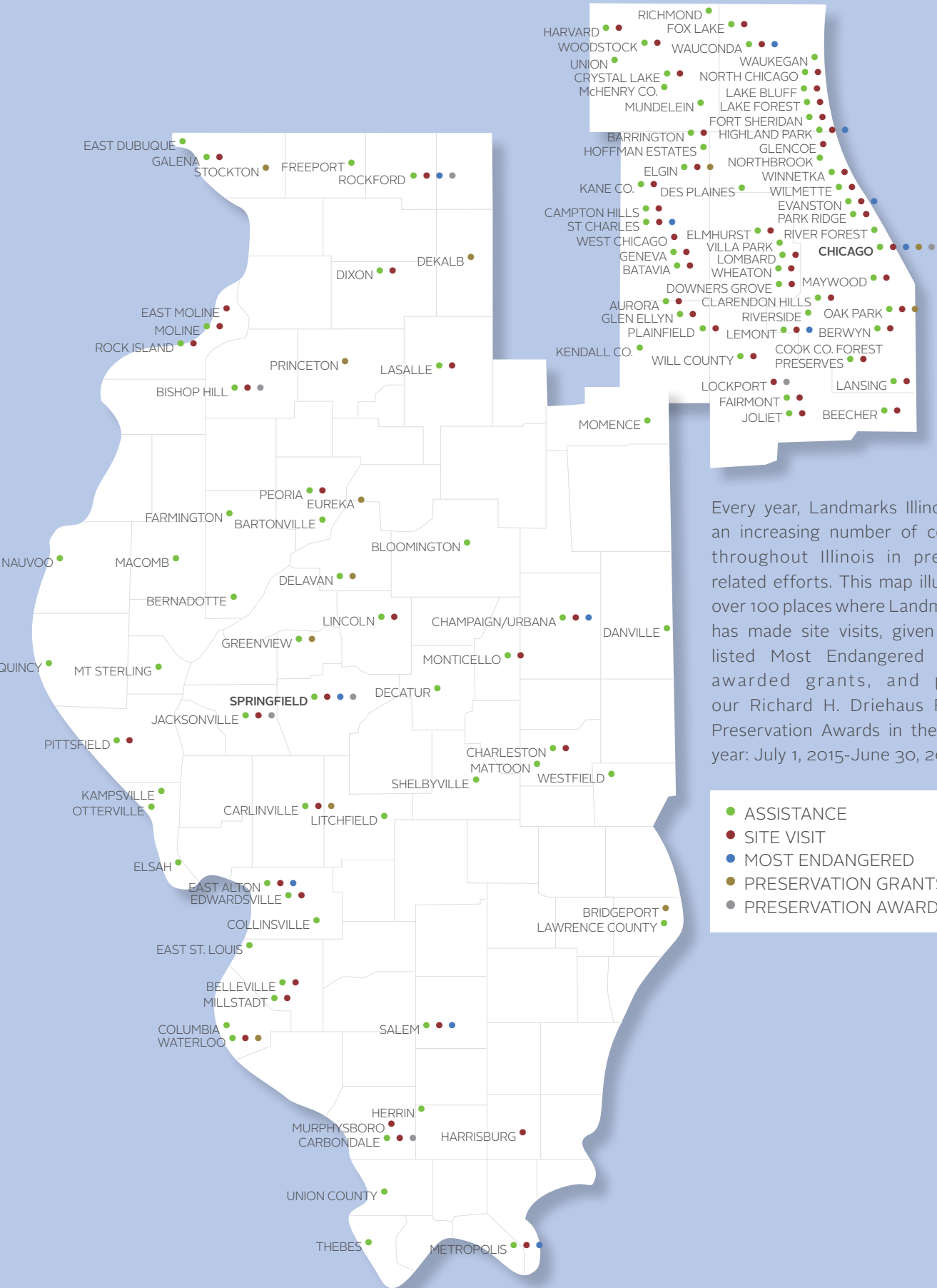
RAISE THE FINANCIAL SUPPORT NEEDED FOR LI TO GROW AND SUCCEED

- » Organize and staff an efficient and successful resource development program
- » Train and engage our strong, diverse and well-connected board in fundraising
- » Increase giving to our general operating fund by 25%
- » Grow major gifts and foundation support as a proportionate share of the budget
- » Establish a planned giving program and an endowment fund by 2021
- » Prepare to launch a capital campaign in conjunction with LI’s 50th Anniversary in 2021



STATEWIDE NEWS

# THE STATE OF PRESERVATION



Every year, Landmarks Illinois engages an increasing number of communities throughout Illinois in preservation-related efforts. This map illustrates the over 100 places where Landmarks Illinois has made site visits, given assistance, listed Most Endangered properties, awarded grants, and presented our Richard H. Driehaus Foundation Preservation Awards in the past fiscal year: July 1, 2015-June 30, 2016.

# IN THE FIELD



## chicago

### OLD COOK COUNTY HOSPITAL

A redevelopment plan for Old Cook County Hospital was approved in May by the Cook County Board, which will allow MB Real Estate Services to invest \$600 million in the historic building and reuse it for hotel, apartments and retail. The developer will pay \$2 million in annual rent to the County under a 99-year lease and use federal historic tax credits to help finance the rehabilitation. LI has advocated for the preservation of the building for 18 years, placing it on the statewide endangered list in 2001 and in three additional years. LI produced a reuse study in 2003 and over multiple years testified before the County Board to stave off demolition. In 2014, LI prepared another reuse plan as part of a County-sponsored charrette. LI thanks Cook County Board President Preckwinkle for her support of this important landmark.

(photo credit: Lisa DiChiera, Landmarks Illinois)



## suburban

### IRVING HOUSE

As reported in *The Arch* in February 2015, LI Skyline Council member Chris Enck purchased and moved the Prairie-style Irving House (John Van Bergen, 1928) from Wilmette to Evanston to save it from demolition by a developer. From October 2014 until March 2015 it rested on the parking lot of a yet-to-be-opened Whole Foods on Green Bay Rd., while site preparation was completed for its new location at 2771 Crawford Ave. Since its relocation, Enck added a full basement, increasing the home's size to nearly 3,000 sq. feet, upgraded bathrooms and the kitchen and replaced the mechanical, plumbing and electrical systems. Enck plans to seek landmark designation from the City of Evanston, which would enable a purchaser to utilize the Property Tax Assessment Freeze for Historic Residences incentive. For information about purchasing or renting the home, contact Lisa DiChiera at DiChieraL@LPCI.org.

(photo credit: Chris Enck)



## statewide

### ILLINOIS HISTORIC PRESERVATION LEGISLATIVE CAUCUS

In March, the Illinois Historic Preservation Legislative Caucus welcomed new co-chair Rep. Steve Andersson of Geneva, joining Sen. Pam Althoff of Crystal Lake, Sen. Andy Manar of the Macoupin County region, and Rep. Jerry Costello of the Randolph County region. Landmarks Illinois works with the caucus to advance preservation policy and legislation – most recently the focus has been the need to extend the River Edge Redevelopment Zone Historic Tax Credit program. Check the list of current Illinois Historic Preservation Caucus members on Landmarks Illinois website (Landmarks.org) to confirm the participation of your legislators or to encourage them to join. If they have joined, please thank them for their support of preservation in Illinois!

clockwise from left: Sen. Pam Althoff and Rep. Steve Andersson; Sen. Andy Manar; Rep. Jerry Costello





## MAJOR GIFT

### Support for Statewide Advocacy

Jean Follett and Doug Thompson of Wheaton recently made the first major gift commitment to Landmarks Illinois under a new funding initiative— a tremendous \$91,000 to support its Springfield Office, which provides preservation advocacy to areas outside of Chicagoland. The commitment spans three years and is also comprised of significant matching funds from the Follett Corporation.

As a statewide organization, it was critical to gather feedback from people throughout Illinois to inform our new five-year strategic plan, but we were limited in what we could accomplish within our short window of time. Enter Jean Follett, long-time LI leader, who volunteered to facilitate eight strategic planning sessions throughout the state this spring. There, she heard that LI is often the only resource people have to help save or reuse an important historic place.

“Over and over, stakeholders said, ‘You need more Franks,’ referring to LI’s Springfield Office Director, Frank Butterfield. That planted the seed,” said Jean.

Shortly after the planning sessions ended, Jean and Doug made the momentous decision to pledge the first-ever major gift to LI’s statewide advocacy program, kicking off a new funding initiative that, with additional gifts, will enable us to add another field office within the next five years and double our statewide impact.

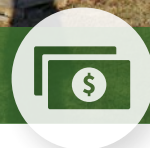
Jean Follett, an historic preservation consultant, went off the Board of Directors in June after serving three consecutive two-year terms and chairing the Preservation Issues Committee and Strategic Planning Working Group. Previously, she served in multiple staff positions at LI including Interim President in 2011. With a B.A. in the history of architecture and planning from Brown

University and a Ph.D. in American and New England studies from Boston University, as well as a long-time passion for historic preservation, Jean was and continues to be a tremendous resource for Landmarks Illinois.

Although Jean has “retired” for now, she will remain on the Preservation Issues Committee and has joined the new Emeritus Board to continue her steadfast support of our organization and its mission-driven work to help people save places.

When they are not traveling to historic sites the world over, or working on yet another fixer-upper, Jean and Doug enjoy spending time with their children and grandchildren.

*Jean Follett with Ophelia Niemann owner of Manske-Niemann Farm, Litchfield, listed on LI’s 2010 Most Endangered Historic Places (credit: Frank Butterfield, Landmarks Illinois)*

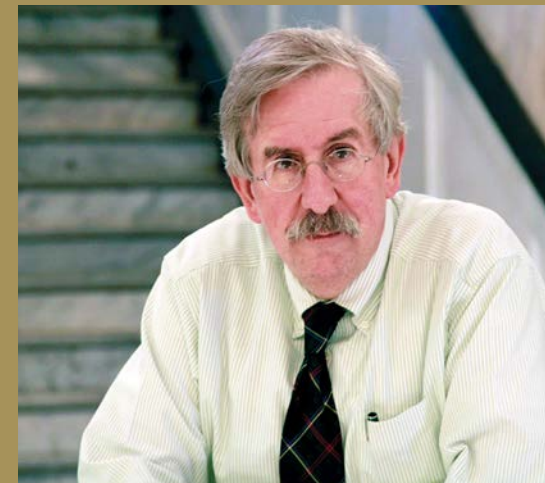


## EASEMENT PROFILE

### Bagatelle Estate

In June, Caron and Alan Lacy graciously opened their historic Lake Forest home to LI’s Louis Sullivan Society members for an exclusive tour of the early 20th Century “Bagatelle” Estate. The walled estate was designed by Edward Bennett, who co-authored the Plan of Chicago and designed Buckingham Fountain. It encompasses two acres near the center of town. Originally a summer home, the main house and coach house were built in 1916 in the style of a French country house. The Lacys have protected the property through the donation of a preservation easement. The breathtaking estate is currently available for purchase. The listing can be found through Koenig Rubloff in Lake Forest or contact Mona Hellinga: [mhellinga@KoenigRubloff.com](mailto:mhellinga@KoenigRubloff.com).

*(credit: Amy Ege, Landmarks Illinois)*



## PEOPLE

# MEET GREG KOOS

When did you first get involved with historic buildings at the McLean County Museum of History?

I started with the museum in 1977 and my first project was the restoration of the 1844 Miller-Davis Building. That project (which won an Award of Merit from the American Association for State and Local History) allowed us to rent out space and run a museum in the building. Our board of directors was interested in making a statement about historic preservation and the importance of working in the community.

What were the challenges in moving a local history museum into a former courthouse building?

The largest challenge was the difficulty in developing exhibits there. One of the design challenges was how to create an effective exhibit in a room that is smaller than a typical gallery space. To take a building built in the American Renaissance style and turn it into a museum, we had to develop new rules of thumb. But the building also forced us to raise our production values. Entering that building has a ‘wow’ factor, and we had to make sure our exhibits had just as much ‘wow’ as the building.

What was your approach in connecting people to local history?

My management tagline was “transform the museum from being about something to being for somebody,” a concept I heard from the Smithsonian’s Stephen Weil. We’re not about the stuff itself, we’re about how the stuff tells us about our community. Local history museums and preservation are one of the few remaining cultural activities that say to us that where we live is important.

How has being located within the historic McLean County Courthouse changed the museum?

Without our rehabilitation of the historic courthouse – without preservation – we would probably still be a small museum with a staff of three or four doing little exhibits. Being in a landmark building gave us strength and identity within the community. Previously considered one of the best kept secrets in town, our move into a historic building got the museum out in front of the public in a dramatic way.



*Interior, McLean County Museum of History (formerly McLean County Courthouse), Bloomington (credit: Suzanne Germann, Landmarks Illinois)*



# Skyline Social

SATURDAY, SEPTEMBER 10  
7:00-10:00 P.M.  
STONY ISLAND ARTS BANK  
6760 S. STONY ISLAND, CHICAGO

Celebrate the rehabilitation and reuse of the 1923 Stony Island Trust & Savings Bank at the 5th Annual Skyline Social hosted by LI's Skyline Council. After 30 years of vacancy and near demolition (LI Chicagoland Watch List 2006-07), the building was bought by artist and 2014 Legendary Landmark honoree Theaster Gates and rehabilitated through his non-profit Rebuild Foundation. The building reopened in October 2015 as the Stony Island Arts Bank, a multi-purpose space for the arts, community and events. Go to [www.Landmarks.org](http://www.Landmarks.org) for more information and reservations.

*Stony Island Arts Bank, 6760 S. Stony Island, Chicago (credit: Tom Harris (C) Hedrich Blessing, Courtesy of Rebuild Foundation)*



## Preservation Snapshots FALL 2016 SERIES

THURSDAY, SEPTEMBER 15  
**BENJAMIN MARSHALL, CHICAGO ARCHITECT**  
Speakers: John Zukowsky & Jean Guarino  
Cosponsor: The Auditorium Theater

THURSDAY, OCTOBER 20  
**THE FUTURE OF HISTORIC HOUSE MUSEUMS**  
Speaker: William Tyre, Glessner House Museum  
Cosponsor: The Auditorium Theater

THURSDAY, NOVEMBER 17  
**EDGAR MILLER LEGACY PROJECT**  
Speaker: Zac Bleicher  
Cosponsor: AIA Chicago

*counter clockwise from left: 1550 N. State Parkway, Chicago (credit: Tom Harris, Hedrich Blessing); Glessner House, Chicago (credit: Courtesy of Glessner House Museum); Glasner Studio, Chicago (credit: Alexander Vertikoff)*

LOOK FOR COMPLETE INFORMATION AT [WWW.LANDMARKS.ORG](http://WWW.LANDMARKS.ORG).



# CONTRIBUTIONS THANKS TO OUR SUPPORTERS

**MARCH 20 THROUGH MAY 28, 2016**  
Through membership dues, contributions, event sponsorship, and grants, Landmarks Illinois is able to preserve protect, and promote Illinois' historic buildings and sites. The Board of Directors, volunteers, and staff sincerely thank all our supporters for their contributions. However, space allows us to only list the following.

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## RICHARD H. DRIEHAUS FOUNDATION PRESERVATION AWARDS

Panel Discussion, Awards Presentation, Celebration  
Saturday, October 22, 2016

Hear the diverse stories behind this year's award winners at this inspiring event. Each year, Landmarks Illinois and the Richard H. Driehaus Foundation honor individuals, organizations, projects, and programs whose work demonstrates a commitment to excellence in historic preservation. Join us for this celebration of Illinois' heritage and historic treasures.

*2015 Advocacy + ADA 25 Award  
Laurent House, Rockford  
(credit: Nels Akerland)*



TO LEARN MORE

[WWW.LANDMARKS.ORG](http://WWW.LANDMARKS.ORG)

(312) 922-1742

